013.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	863,600 / 863,600
					USE VALUE:	863,600 / 863,600
					ASSESSED:	863,600 / 863,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	EDITH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PELLEGRINO MICHAEL P
Owner 2:	
Owner 3:	
Street 1:	41 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONLON MARIE R & STEPHEN B -
Owner 2:	-
Street 1:	13 EDITH STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,938 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2248 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	409,100		454,500	863,600
Total Card	0.113	409,100		454,500	863,600
Total Parcel	0.113	409,100		454,500	863,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.16 | /Parcel: 384.1

Legal Description

User Acct 10473

GIS Ref

GIS Ref

Insp Date 02/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	409,300	0	4,938.	454,500	863,800	863,800	Year End Roll	12/18/2019
2019	104	FV	318,200	0	4,938.	482,900	801,100	801,100	Year End Roll	1/3/2019
2018	104	FV	318,200	0	4,938.	352,200	670,400	670,400	Year End Roll	12/20/2017
2017	104	FV	298,500	0	4,938.	306,800	605,300	605,300	Year End Roll	1/3/2017
2016	104	FV	298,500	0	4,938.	261,300	559,800	559,800	Year End	1/4/2016
2015	104	FV	266,100	0	4,938.	255,700	521,800	521,800	Year End Roll	12/11/2014
2014	104	FV	266,100	0	4,938.	210,200	476,300	476,300	Year End Roll	12/16/2013
2013	104	FV	276,800	0	4,938.	200,000	476,800	476,800		12/13/2012

!1292!

PRINT

Date	Time
12/10/20	16:56:02

LAST REV

Date	Time
09/09/20	15:32:22
jorourke	
1292	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLON MARIE R	75491-57	1	8/31/2020		930,000	No	No		
CONLON MARIE R,	60882-71		1/3/2013	Convenience	1	No	No		
CONLON STEPHEN	56897-242		5/25/2011	Convenience	1	No	No		
CONLON STEPHEN	54009-398		12/17/2009	Family	1	No	No		
MEHREZ HENRI &	23612-283		9/1/1993		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	599	Re-Roof	9,400					
10/25/2001	809	Wood Dec	3,000	C				DEMO DECK/BUILD NE

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
2/20/2018	MEAS&NOTICE	BS	Barbara S
6/24/2014	External Ins	PC	PHIL C
5/8/2009	Measured	372	PATRIOT
11/6/2000	Hearing N/C		
10/26/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10473
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA: 0.11336 | Total SF/SM: 4938 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,513 | Spl Credit | Total: 454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11708188
Const Adj.:	0.98000199
Adj $ / SQ:	186.106
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592971
Depreciation:	183821
Depreciated Total:	409150

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

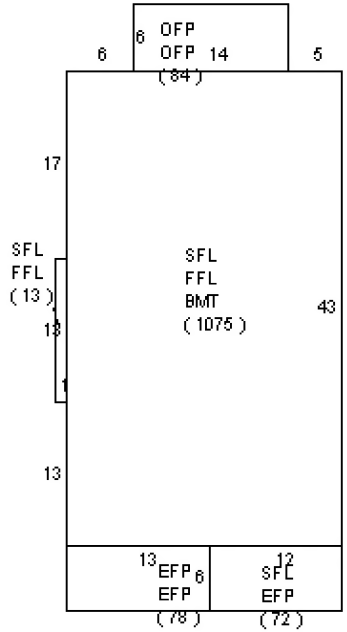
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,160	186.110	215,883
FFL	First Floor	1,088	186.110	202,484
BMT	Basement	1,075	55.830	60,019
EFP	Enclos Porch	228	38.380	8,751
OFP	Open Porch	168	25.800	4,334

Net Sketched Area:	3,719	Total:	491,471
Size Ad	2248	Gross Are	3719	FinArea	2248
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	186.11
Special Features:	0	Val/Su Net:	110.00
Final Total:	409100	Val/Su SzAd	181.98

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	